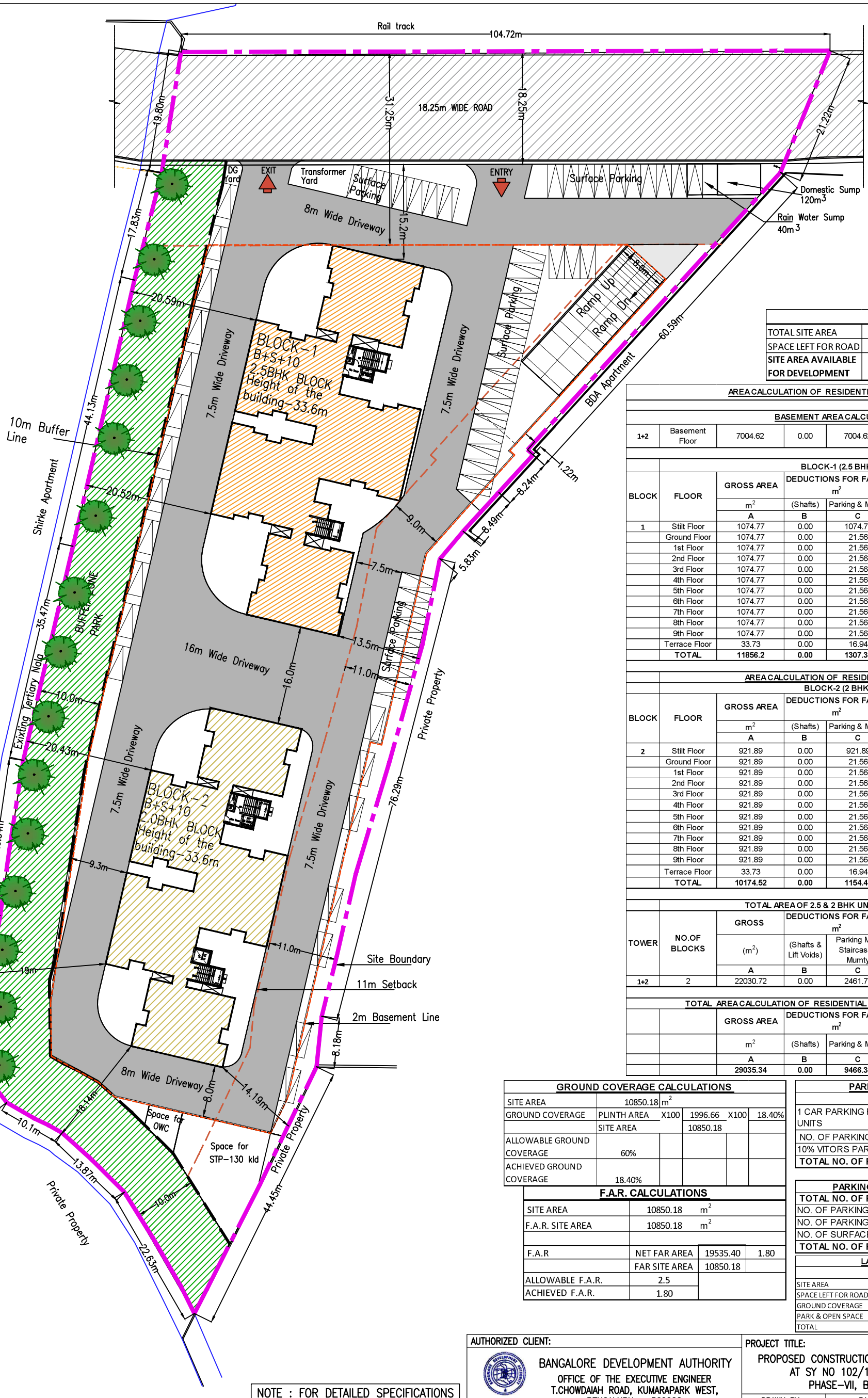


| SITE AREA | | |
|---|---|---|
| TOTAL SITE AREA | 12647.18 | $m^2$(3 Acres 5 Guntas) |
| SPACE LEFT FOR ROAD | 1797 | $m^2$(17.76 Guntas) |
| **SITE AREA AVAILABLE FOR DEVELOPMENT** | **10850.18** | **$m^2$(2 Acres 27 .24Guntas)** |

**AREA CALCULATION OF RESIDENTIAL BLOCKS**

**BASEMENT AREA CALCULATION**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1+2 | Basement Floor | 7004.62 | 0.00 | 7004.62 | 0.00 | 7004.62 | 0 |

**BLOCK-1 (2.5 BHK)**

| BLOCK | FLOOR | GROSS AREA | DEDUCTIONS FOR FAR IN $m^2$ | | NET FAR AREA | BUILT UP AREA | NO OF UNITS |
|---|---|---|---|---|---|---|---|
| | | $m^2$ | (Shafts) | Parking & Mumty | $m^2$ | $m^2$ | |
| | | A | B | C | D= A-B-C | | F |
| 1 | Stilt Floor | 1074.77 | 0.00 | 1074.77 | 0.00 | 1074.77 | 0 |
| | Ground Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 1st Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 2nd Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 3rd Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 4th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 5th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 6th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 7th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 8th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | 9th Floor | 1074.77 | 0.00 | 21.56 | 1053.21 | 1074.77 | 10 |
| | Terrace Floor | 33.73 | 0.00 | 16.94 | 0.00 | 0.00 | 0 |
| | TOTAL | 11856.2 | 0.00 | 1307.31 | 10532.10 | 11822.47 | 100 |

**AREA CALCULATION OF RESIDENTIAL BLOCKS**

**BLOCK-2 (2 BHK)**

| BLOCK | FLOOR | GROSS AREA | DEDUCTIONS FOR FAR IN $m^2$ | | NET FAR AREA | BUILT UP AREA | NO OF UNITS |
|---|---|---|---|---|---|---|---|
| | | $m^2$ | (Shafts) | Parking & Mumty | $m^2$ | $m^2$ | |
| | | A | B | C | D= A-B-C | | F |
| 2 | Stilt Floor | 921.89 | 0.00 | 921.89 | 0.00 | 921.89 | 0 |
| | Ground Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 1st Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 2nd Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 3rd Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 4th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 5th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 6th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 7th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 8th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | 9th Floor | 921.89 | 0.00 | 21.56 | 900.33 | 921.89 | 10 |
| | Terrace Floor | 33.73 | 0.00 | 16.94 | 0.00 | 0.00 | 0 |
| | TOTAL | 10174.52 | 0.00 | 1154.43 | 9003.30 | 10140.79 | 100 |

**TOTAL AREA OF 2.5 & 2 BHK UNITS+BASEMENT**

| TOWER | NO.OF BLOCKS | GROSS | DEDUCTIONS FOR FAR IN $m^2$ | | NET FAR AREA | BUILT UP AREA | NO OF UNITS |
|---|---|---|---|---|---|---|---|
| | | ($m^2$) | (Shafts & Lift Voids) | Parking Main Staircase& Mumty | ($m^2$) | ($m^2$) | |
| | | A | B | C | D= A-B-C | E | F |
| 1+2 | 2 | 22030.72 | 0.00 | 2461.74 | 19535.40 | 21963.26 | 200 |

**TOTAL AREA CALCULATION OF RESIDENTIAL BLOCKS + BASEMENT**

| | | GROSS AREA | DEDUCTIONS FOR FAR IN $m^2$ | | NET FAR AREA | BUILT UP AREA | NO OF UNITS |
|---|---|---|---|---|---|---|---|
| | | $m^2$ | (Shafts) | Parking & Mumty | $m^2$ | | |
| | | A | B | C | D= A-B-C | | |
| | | 29035.34 | 0.00 | 9466.36 | 19535.40 | 28967.88 | 200 |

**GROUND COVERAGE CALCULATIONS**

| | | | | | |
|---|---|---|---|---|---|
| SITE AREA | 10850.18 $m^2$ | | | | |
| GROUND COVERAGE | PLINTH AREA | X100 | 1996.66 | X100 | 18.40% |
| | SITE AREA | | 10850.18 | | |
| ALLOWABLE GROUND COVERAGE | 60% | | | | |
| ACHIEVED GROUND COVERAGE | 18.40% | | | | |

**F.A.R. CALCULATIONS**

| | | | |
|---|---|---|---|
| SITE AREA | 10850.18 $m^2$ | | |
| F.A.R. SITE AREA | 10850.18 $m^2$ | | |
| | | | |
| F.A.R | NET FAR AREA | 19535.40 | 1.80 |
| | FAR SITE AREA | 10850.18 | |
| ALLOWABLE F.A.R. | 2.5 | | |
| ACHIEVED F.A.R. | 1.80 | | |

**PARKING CALCULATIONS**

| | nos |
|---|---|
| 1 CAR PARKING FOR EVERY DWELLING UNITS | 200 |
| NO. OF PARKING REQUIRED | 200 |
| 10% VITORS PARKING | 20 |
| **TOTAL NO. OF PARKING REQUIRED** | **220** |

**PARKING CALCULATIONS**

| | |
|---|---|
| **TOTAL NO. OF PARKING REQUIRED** | **220** |
| NO. OF PARKING PROVIDED IN BASEMENT | 117 |
| NO. OF PARKING PROVIDED IN STILT | 40 |
| NO. OF SURFACE PARKING PROVIDED | 63 |
| **TOTAL NO. OF PARKING PROVIDED** | **220** |

**LAND USAGE ANALYSIS**

| | IN $m^2$ | IN PERCENTAGE |
|---|---|---|
| SITE AREA | 10850.18 | 100 |
| SPACE LEFT FOR ROAD | 1797 | 16.56 |
| GROUND COVERAGE | 1996.66 | 18.40 |
| PARK & OPEN SPACE | 7056.52 | 65.04 |
| TOTAL | 10850.18 | 100 |

NOTE : FOR DETAILED SPECIFICATIONS REFER TENDER DOCUMENT

FOR TENDER PURPOSE

AUTHORIZED CLIENT:

BANGALORE DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
T.CHOWDAIAH ROAD, KUMARAPARK WEST,
BENGALURU – 560020

ARCHITECTURAL AND STRUCTURAL CONSULTANTS :

ACS DESIGN CONSULTING PVT LTD
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E-mail: acsdesign@acsdesign.biz
Website: www.acsdesign.biz

PROJECT TITLE:

PROPOSED CONSTRUCTION OF 2.5 & 2 BHK HOUSING AT SY NO 102/1 & 100, VALAGERAHALLI, PHASE-VII, BANGALORE DISTRICT

| | | |
|---|---|---|
| DRAWN BY: | RASHMI | |
| DESIGNED BY: | DIVYA | |
| CHECKED BY: | C.RAVISHANKAR | |

DRAWING TITLE:

SITE DEVELOPMENT PLAN

| SCALE-1:600 | SIZE-A3 | JOB NO-720 | DATE: 08/12/2022 |
|---|---|---|---|
| DRAWING NUMBER | | | REV |
| ACS/653/A-1 | | | T0 |